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7 *Attorneys for Defendants*
8 *Bank of America, N.A. as itself and as successor by*
merger to BAC Home Loans Servicing, LP;
ReconTrust Company, N.A.; and Mortgage
Electronic Registration Systems, Inc.

10 **UNITED STATES DISTRICT COURT**
11 **DISTRICT OF NEVADA**

12 KAREN GUERTIN,

13 Plaintiff,

14 vs.

15 BANK OF AMERICA N.A., BAC HOME
16 LOANS SERVICING, LP; RECONTRUST
17 COMPANY; MORTGAGE ELECTRONIC
18 REGISTRATION SYSTEMS, INC., and DOES
19 1-100,

Defendants.

Case No.: 2:11-cv-00985-JCM-RJJ

ORDER CANCELING LIS PENDENS

20 On January 11, 2012, Plaintiff filed a Voluntary Dismissal without Prejudice as to
21 Defendants RECONTRUST COMPANY, N.A., BANK OF AMERICA, N.A., for itself and as
22 successor by merger to BAC HOME LOANS SERVICING, LP, and MORTGAGE ELECTRONIC
23 REGISTRATION SYSTEM, INC. (collectively, **Defendants**) [Dkt. 16].

24 Defendants requests that the lis pendens Plaintiff KAREN GUERTIN (**Plaintiff**) recorded
25 against the subject property be canceled.

26 The Court finds that Plaintiff recorded a Notice of Lis Pendens (**Lis Pendens**) on or about
27 June 15, 2011, as Instrument Number 201106150005127 in real property records maintained by the
28 Clark County Recorder. A copy of the Lis Pendens is attached hereto as **Exhibit A** and fully

1 incorporated by reference.

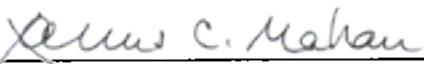
2 Upon consideration of Defendants' request to cancel the above-referenced Lis Pendens, and
3 good cause appearing therefore, the Court hereby grants Defendants their requested relief and rules
4 as follows:

5 1. It is ordered, adjudged, and decreed that the above-referenced Lis Pendens is hereby
6 canceled, released, and expunged.

7 2. It is further ordered, adjudged, and decreed that this Order canceling the above-
8 referenced Lis Pendens has the same effect as an expungement of the original Lis Pendens.

9 3. It is further ordered, adjudged, and decreed that Defendant record a properly certified
10 copy of this Cancellation Order in the real property records of Clark County, Nevada within a
11 reasonable amount of time from the date of this Order's issue.

12 APPROVED:

13 
14 UNITED STATES DISTRICT JUDGE
15 Dated: March 29, 2012

16 Submitted by:

17 **AKERMAN SENTERFITT LLP**

18 /s/ Diana S. Erb
19 ARIEL E. STERN, ESQ.
20 Nevada Bar No. 8276
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22 Nevada Bar No. 10580
23 1160 Town Center Drive, Suite 330
24 Las Vegas, Nevada 89144

25 *Attorneys for Defendants*
26 *Bank of America, N.A., for itself and as*
27 *successor by merger to BAC Home Loans*
28 *Servicing, LP; ReconTrust Company;*
Mortgage Electronic Registration Systems,
Inc.

EXHIBIT A

EXHIBIT A

(2)

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 179-28-713-005

11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>

Fees: \$16.00
N/C Fee: \$0.00
06/15/2011 04:34:18 PM
Receipt #: 813307
Requestor:
KAREN GUERTIN
Recorded By: SAO Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

TITLE OF DOCUMENT (DO NOT Abbreviate)

Notice of Lis Pendens

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Karen Guertin

Return to:

Name Karen Guertin

Address 9360 W. Flamingo Rd #110-526

City/State/Zip LAS VEGAS, NV 89147

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Forms 12_2010

RECEIVED
-- ENVELOPE SERVED ON
CLERK'S OFFICE OF RECORD

2011 JUN 15 P 4:05

CLERK'S OFFICE
DISTRICT OF NEVADA

BY _____ DEPUTY

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

LLOYD D. GEORGE U.S. COURTHOUSE

11 KAREN GUERTIN,

12 Plaintiff,

13 v.

14 Bank of America N.A.; BAC Home Loans

15 Servicing, LP; ReconTrust Company;

16 Mortgage Electronic Registration Systems,

17 Inc., and DOES 1-100

18 Defendants,

2:11-cv-00985-JCM -RJJ

19 Plaintiff's complaint against Defendants for
20 claims of: RESPA Violations; Fraud and
21 Intentional Deceit; General Breach of
22 Contract; Wrongful Foreclosure; Violations
23 of the Fair Debt Collection Act; Notary Fraud
24 and Fraudulent Assignment

25 APN# : 179-28-713-005

26 NOTICE OF LIS PENDENS

27 PLEASE TAKE NOTICE that an action has been commenced and is now pending in the above-entitled
28 court under the docket number set forth above by Plaintiff Karen Guertin sues defendants Bank of
29 America N.A.; BAC Home Loans Servicing, LP; ReconTrust Company; Mortgage Electronic Registration
30 Systems; and DOES 1-100 for money damages and quiet title and states:

31 1. As Plaintiffs Karen Guertin have commenced an action against Defendants in Clark County.

1
2. Plaintiff Karen Guertin sues defendants Bank of America N.A.; BAC Home Loans Servicing,
3 LP; ReconTrust Company; Mortgage Electronic Registration Systems; and DOES 1-100 for
4 money damages and quiet title.
5
6. The object of the action is: RESPA Violations; Fraud and Intentional Deceit; General Breach
7 of Contract; Wrongful Foreclosure; Violations of the Fair Debt Collection Act; Notary Fraud
8 and Fraudulent Assignment.
9
10. 4. The description of the real property to be affected is: commonly known as 980 Buffalo River,
11 Henderson, Nevada 89015 APN: 179-28-713-005
12
13
14

15 Dated this 15th day of June, 2011



16
17 Karen Guertin
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19 Las Vegas, Nevada 89147
20 Tel: 702-256-1659
21 Email: guertin.karen@gmail.com
22 Plaintiff and Attorney Pro Se
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LIS PENDENS

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